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Connells

The Parkway  
WALSALL





## Property Description

Fantastic opportunity to acquire this spacious FOUR BEDROOM detached family residence positioned on a substantial corner plot. The property is situated in a highly sought after location and in brief comprises of lounge, kitchen/diner, cloakroom w.c, conservatory, en-suite to master bedroom, family bathroom, driveway for ample off road parking, rear garden and garage.

## Access Via

A front door opening into:

## Entrance Hall

Having stairs rising to first floor, under stairs storage cupboard, radiator, wooden flooring and doors to:

## Lounge

13' 10" x 13' 5" ( 4.22m x 4.09m )

Having a double glazed bay window to the front, radiator and opening into:

## Kitchen/ Diner

19' 2" x 10' 9" ( 5.84m x 3.28m )

Having double glazed windows to the rear, fitted kitchen with wall and base units and work tops over, sink and drainer, integrated double oven and hob with cooker hood over, space for appliances, radiator and wooden flooring.

## Cloakroom W.C

Having a double glazed window to the side, low level w.c, hand wash basin and radiator.

## Conservatory

13' 5" x 9' 2" ( 4.09m x 2.79m )

Being of uPVC and brick construction, having double glazed windows and door to rear garden, two radiators and wooden flooring.

## First Floor

## Landing

Having loft access and doors to:

## Master Bedroom

9' 2" x 13' 1" plus wardrobes ( 2.79m x 3.99m plus wardrobes )

Having a double glazed window to the front, fitted wardrobes and radiator.

## En-Suite

Having a double glazed window to the front, shower cubicle, wash hand basin, fitted units, heated towel rail and complementary tiling.

## Bedroom Two

12' 2" x 9' 2" ( 3.71m x 2.79m )

Having a double glazed window to the rear and radiator.

## Bedroom Three

13' 1" x 7' 3" ( 3.99m x 2.21m )

Having a double glazed window to the front and radiator.

## Bedroom Four

6' 11" x 9' 2" ( 2.11m x 2.79m )

Having a double glazed window to the rear and radiator.

## Bathroom

Having a double glazed window to the side, bath and shower, low level w.c, fitted wall and base units with wash hand basin and complementary tiling.

## Outside

To the front of the property is a driveway for ample off road parking and side access to the rear.

To the rear of the property is an enclosed lawned garden, brick bbq oven and hob, mains electric point, tiled seating area and block paving.

## Sun Area

18' 8" x 10' 10" ( 5.69m x 3.30m )

## Garage

8' 1" x 16' 5" ( 2.46m x 5.00m )

Having plumbing for washing machine and boiler.





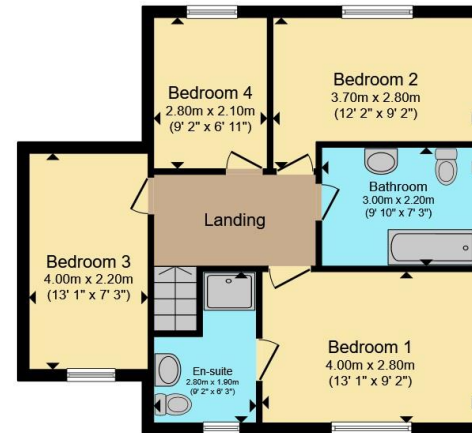








**Ground Floor**



**First Floor**

Total floor area 155.4 m<sup>2</sup> (1,673 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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57-59 Bridge Street  
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EPC Rating: Awaited  
 Council Tax Band: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WSL318165](http://connells.co.uk/Property/WSL318165)



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